



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Finance

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2026

Re: First Amendment to Redevelopment Agreement relating to the Broadway Lodging LLC
Redevelopment Plan

Impacted Ward: Citywide

Executive Summary

This proposed ordinance seeks to repeal the previous authorization for the issuance of Taxable Tax Increment Revenue Notes (Series 2026A) for the Broadway Hotel Phase Two Project and reenact the authority under a revised structure. This action is necessary because the original Developer entity, Broadway Lodging Two, LLC, merged into Broadway Lodging, LLC in 2022. As the surviving entity is now Broadway Lodging, LLC, all redevelopment documents and the trust indenture must be updated to reflect the correct legal party prior to the issuance of the Notes.

Discussion

On June 4, 2018, the City entered into a Redevelopment Agreement for the construction of a 73,000 square foot hotel facility (Broadway Hotel Phase Two) with Broadway Lodging Two, LLC (the "Original Developer") and Columbia TIF Corporation Two. While the project was successfully completed, the Tax Increment Financing (TIF) Notes authorized under the original agreement were not issued at the time of completion.

Staff recently brought forward a First Amendment to the Redevelopment Agreement to facilitate the issuance of these Notes to reimburse the Developer for project costs, totaling an estimated \$3,588,669 in outstanding debt value.

However, it has been determined that in 2022, Broadway Lodging Two, LLC merged with Broadway Lodging, LLC. Consequently, Broadway Lodging Two, LLC has ceased to exist as a separate legal entity, with Broadway Lodging, LLC serving as the surviving entity.

To ensure legal propriety and the validity of the debt issuance, the previous Council action approving the Note issuance must be repealed. This ordinance reenacts that authority, approving revised versions of the First Amendment to the Redevelopment Agreement and the Trust Indenture with UMB Bank, N.A., specifically identifying Broadway Lodging, LLC as the successor-in-interest.

The financial terms remain unchanged from the previous presentation:

- Maximum Reimbursement: \$2,064,949 plus issuance costs and interest.



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- Interest Accrual: Calculated from the last day of each semi-annual period following the payment of Project Costs.
- Limited Obligation: The Notes are payable solely from 50% of Economic Activity Tax Revenues (EATS) and Payments in Lieu of Taxes (PILOTS) generated within the district. They do not constitute a general debt of the City.

Fiscal Impact

Short-Term Impact: N/A
 Long-Term Impact: N/A

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

| Date | Action |
|------------|---|
| 04/06/26 | B78-26 : Approving a First Amendment to Redevelopment Agreement with Broadway Lodging Two, LLC and Columbia TIF Corporation Two relating to the Broadway Hotel Phase Two Redevelopment Plan and Project; authorizing the issuance of tax increment revenue notes to provide funds to finance and refinance certain redevelopment project costs. |
| 09/16/2019 | B289-19 : Authorizing a development agreement with Broadway Lodging Two, LLC to establish public infrastructure obligations relating to the construction of a new hotel tower on property located at 1106 E. Walnut Street; authorizing right of use license permits for emergency exit doors, balconies, an entrance canopy, footings and foundations, conduits, skywalks connecting the new hotel tower to the existing hotel tower, roof overhang and an awning. |

Suggested Council Action

Passage of the ordinance repealing the previous authorization and reenacting the approval of the amended Redevelopment Agreement and Trust Indenture.